

Snee Farm Community Foundation  
Board of Directors Regular Monthly Meeting  
June 7, 2005 - Snee Farm Country Club - 5:30 PM  
**Minutes**

**Board Members Present:** Jackie Walker, Lawrence Frierson, Margaret Passailaigue, Jerry Barnett, Evelyn Hutto, Jim Craven, Emilie Carey and Dave Ardis. **Absent:** Phil Siegrist

**Others Present:**

Restrictions Compliance Administrator: Mike Hart

Committee Members: Marty Boroughs, Michael Barrett, Francis Hutto

Guests: Mike Ashton, Snee Farm Country Club

Kent Prause and Mary Jane Blatchford, Senior Planners, Town of Mt. Pleasant

Judi Gajewski, Rice Planters Tournament

Administrative Assistant: Mugsy Kerr

Other Foundation Members: Twenty-Six Total

**Guests**

-**Snee Farm Country Club** Manager, Mike Ashton, advised that the Owners are still in the hiring and working stage with the various professionals who will transform their vision into actual plans. As the Club Manager, he is not able to answer technical aspects of the process which will be done by those who are qualified and being contracted to do a proper and professional job including presentation to all concerned. He is not able to accurately project a date that presentation will be possible; also noted it being a slow process for various reasons. He addressed the unfortunate misunderstandings due to rumors and speculations in the absence of facts; asked patience and avoidance of giving credence to unofficial information. D. Ardis asked about a 90 day period from the time of presentation in order to gain Community opinion, Mr. Ashton reiterated his remarks as to his role and not able to give such an answer other than to restate the Owner's commitment to provide the information as soon as it is ready.

-**The Town of Mt. Pleasant Senior Planners** gave the Board and audience a generous amount of information and opinion regarding their knowledge of the Club's efforts and intent, as well as insight to the Town process for project approval. Ms. Blatchford confirmed that the Owner's only contacts with their Department were preliminary information gathering efforts prior to 2005. She advised of what she believed to be their genuine attitude to work with the Community to do what would be mutually acceptable including the residential area that would provide the finances to create a new Clubhouse, scaled down and user-friendly. With the assistance of Mr. Prause, she gave the Board and audience a tutorial, and answered questions from the Board and audience, on the submission and approval process. She advised of the present R-1 zoning status of the Club's entire property including the Golf Course and what steps were required for Town approval to build the new facilities, as well as rezoning that would be needed to sub-divide only the intended portion of the property to achieve the residential area they desire. She confirmed the Town wanting to know the homeowners' concerns and opinion of the Project as being an important part of the evaluation and approval process. Ms. Blatchford

**JW**

(GUESTS Continued)

clarified the public hearing opportunities at each level of the process for evaluation by the Planning Commission, Planning Committee of Council, and Full Council. She shared information on building permit possibilities the Club could consider to achieve the number of units they desire based on the availability under the control of the Building Permit Allocation Program.

Through 2005, there are no permits available for detached, single-family units, which include patio homes. Townhomes are considered multi-family which is an available category. Other discussion ensued regarding the possibilities/complexities regarding more of the Club's property being developed residential. Ms. Blatchford stated that the Club had not indicated to them any such desire, but as discussion, the Planners shared concepts and realities based on infrastructure requirements or limitations in that regard.

L. Frierson asked, at what point in the process is the best time to present the community's concerns/opinions to the Town officials? They replied, the public hearing at the Planning Commission level for rezoning. The public is given 15 days notice before a public hearing. Further remarks resulted in Ms. Blatchford stating that, from what we had shared with them, it was clear that the Club had communicated much more information with us than had been shared with their office. Also stressed the fact that the Town was very sensitive to an evaluation of the Project by the Community and, therefore, felt that the Club would continue in good faith to apprise us of the information in the hopes of getting the homeowners' approval to the plans. She remarked that the nature of the process could be slow in order to produce a professional presentation. Additional discussion continued to which Ms. Blatchford clarified that the two aspects of the Project could be submitted individually, or at the same time which, in this case, was her recommendation. Also, due to a homeowner's question, she confirmed that if approved, there was no compulsion by the Town that the Owners do the entire Project or individual aspects of it.

-Judi Gajewski advised of the need for volunteers for the Tournament and housing for the Amateur golfers - asked that anyone able to help please contact her.

### **Meeting Minutes Approval**

***J. Craven Motioned to Approve the May 2, 2005 Minutes; Seconded, Motion Carried 7-0.***

### **Committee Reports**

#### **FINANCE**

-Treasurer, M. Passailaigue, CPA, advised that approx. 80 delinquent assessment notices were mailed; the outstanding sum of approx. \$19,000 are funds needed to operate.

-Also advised of the Real Estate Transfer Information Form that she, Jackie and Mugsy created to provide needed closing information to the attorneys; and, that we will require be returned to the Foundation with the funds due and purchaser information. She shared that the By-laws (Page 6) permit us to charge a service fee in this regard and she suggests a \$50 fee be applied; and, an additional \$25 added if they requested the information less than two business days prior to closing.

-Finance reports are always available to Foundation members by contacting her at 849-7552.

***E. Carey Motioned to Accept the Finance Report, and the Real Estate Transfer Information Form and recommended Fees; Seconded, Motion Carried 7-0.***

(Committee Reports Continued)

## **MAINTENANCE**

- Chairman Barnett reported the electric eye at Whipple Road has been replaced by the Team.
- He repaired two broken benches at Plantation Park (New Charlestowne).
- The last section of fence off the Parkway has been repaired and no additional cost was incurred due the insurance company including it in the original storm related claim.
- The Maintenance Team saved the Community approximately \$300.00 in May; and, YTD having put in 139.5 hrs., an estimated savings of \$14,425.00.

***J. Barnett Motioned to Accept the Maintenance Report; Seconded, Motion Carried 7-0.***

## **GARDEN & BEAUTIFICATION\_**

- Chairman Ardis advised that the flower planting at all entrances has been completed; he thanked the Garden Club, homeowner, and Board volunteers who helped.
- The benches for the main circle are on order. J. Barnett and J. Kerr will obtain the supplies and make the concrete pads needed for the benches to be installed on.
- He gave an update on the Garden Way Project being slowed down due to the electrical problem; the remedy will cost approx. \$3,000 which includes moving the existing pole and adding another - he will proceed since this was the best estimate.

***J. Craven Motioned to Accept the Garden & Beaut. Report; Seconded, Motion Carried 7-0.***

## **SECURITY\_**

- Chairman Craven reported that the Club is still having trouble on the golf course with vandalism and a recent episode resulted in some children being caught. Motorized scooters are still a problem on our streets, but a teenager was caught operating the dune buggy. There was an entry/theft (doors unlocked) on DeLeisseline Blvd. and a break-in/vandalism to a vacant home on Plantation Lane that are under investigation.

***L. Frierson Motioned to Accept the Security Report; Seconded, Motion Carried 7-0.***

## **ARCHITECTURAL CONTROL**

- Chairman Frierson advised that approval requests continue to be steady on an average of about one every two days; they are primarily the normal type and things are going smoothly with no significant issues. Last minute requests are occurring, that could be avoided, and he hopes that improves due to the potential inconvenience that it may present for some, including the homeowner, if the ACC is not able to process as quickly as they would like.

***J. Craven Motioned to Accept the ACC Report; Seconded, Motion Carried 7-0.***

## **RESTRICTIONS**

- Compliance Administrator, M. Hart reported that accounts outstanding after 45 days are sent a Statement of Account Letter which gives them the opportunity to contact us and correct any errors or pay the fine if the original letter(s) were not received. At the 60 day outstanding point, fines due or communication is not received, they are sent certified mail that is kindly worded to allow them the same opportunities. If the aforementioned response is not received from them, it makes them aware of the next step of our asking small claims court to help us, and the related fees they would also incur if that step is utilized. In all RCC letters, homeowners are encouraged to contact us to discuss any aspect of the issue. He continues to ask the homeowners to contact

(Restrictions Committee Report Continued)

him, or Jackie, if they have any questions or need discuss the matter. Based on the above process, two small claims were filed this month.

-Some 50 letters were sent this month – most of which are trash/debris related. It is important to note that once a resident has received such a letter and fine, the violation is usually not repeated.

-E. Carey asked M. Hart if he sends a warning letter to the homeowners before he sends a fine to which he confirmed yes, with the exception of the garbage related issues.

-J. Walker advised she was working on a form letter to be used in situations of pet violations.

-L. Frierson complimented the Committee's work due to the results that were being achieved.

***-J. Craven Motioned to Accept the Restrictions Report; Seconded, Motion Carried 7-0.***

### **SPECIAL PROJECTS**

-Chairman Frierson advised that the widening of Whipple Road to three lanes will begin soon and includes a traffic light at our entrance.

-Also, a round-about at Mathis Ferry Road and Muirhead Dr. will soon begin construction.

-M. Barrett shared some thoughts on his Records Management evaluation regarding storage on CD's; he has Citadel students that could be hired to do so. J. Walker shared that the new database being the priority will not allow Mugsy to assist with records efforts at this time; she thanked Michael for his efforts and patience.

***J. Craven Motioned to Accept the Special Projects Report; Seconded, Motion Carried 7-0.***

**Legal Matters** - None

### **Administrative Assistant**

-M. Kerr advised of the work preparing the new database taking a significant amount of time.

-She has scheduled the Annual Meeting for Sept. 22 at the Mt. Pleasant Waterworks Bldg.

### **Web Site**

J. Walker confirmed that the correct By-laws were now on the Web Site with preface information to clarify the legal character of all three documents as they relate to each other.

### **Unfinished Business – Board Only**

J. Walker provided a copy of the responsibilities of the Maintenance and Garden & Beautification Committees with the recommended new Committee Members:

Maintenance - Jim Kerr and Tom Franzone. Garden & Beautification - M. Passailaigue, E. Hutto, Beth McGinty, Dottie Teetor, Gardens Reps., Kitty Johnson & Robin McRae.

***J. Barnett Motioned to Approve the Two Committee Areas of Responsibilities as Presented and the New Committee Members, Seconded, Motion Carried 7-0.***

### **Board New Business**

-L. Frierson and J. Walker commented on the episode of the Club's excessive storm related clearing of an area between the water and fareway adjacent to the DeLeisseline Bridge. Marty Boroughs was asked to investigate the situation to include confirming ownership of that property. Mike Ashton wrote a letter to assure the Foundation that if it was our property, they would work with us to make it right. Having now obtained the plats and related deed that appeared to support it being the property of the Foundation, President Walker and Marty would be meeting later in the week with the Club Manager and Superintendent to confirm.

**JW**

Foundation Members Concerns

-Carl Scheidegg, 820 Farm Quarter Rd. – Commented on the Town’s requirements of the Club regarding tree replacement for the above cleared area; also, offered his thoughts on the Board informing the community about the Clubhouse Project.

-Marty Boroughs, 1153 DeLeisseline Blvd. – Feels that the Board can not get Clubhouse Project information to all homeowners in 15-30 days to have feedback to present to the Planning Commission.

*J. Craven Motioned to Adjourn the Meeting; Seconded, Motion Carried 7-0.  
Meeting Adjourned at 7:57 p.m.*

*The Board immediately convened to Executive Session to discuss the Clubhouse Project.*

Minutes Approved On July 5, 2005 At The Board of Directors Regular Monthly Meeting.

Attested To By: **Jackie Walker**  
President, Secretary